



Draft Twinbrook Neighborhood Plan

The Lewis Avenue industrial area

The Twinbrook Neighborhood Plan has made recommendations on how the area may look and function in the future...

However,

The result of any Zoning Changes recommended by the new Twinbrook Neighborhood Plan would only come into play if the sites in question are redeveloped by their owners.



Draft Twinbrook Neighborhood Plan

The Lewis Avenue Industrial Area

The Draft Twinbrook Neighborhood Plan includes a series of Catalysts that lay out strategies that could be used to manage any future changes to the area

Catalyst 4 - The Twinbrook Industrial Areas

addresses the neighborhood industrial areas adjacent to the Twinbrook Metro Station



Draft Twinbrook Neighborhood Plan

Catalyst 4 – The Industrial Areas

Draft Plan Recommendation:

*Promote the renewal of
the Twinbrook
neighborhood industrial
areas*





Draft Twinbrook Neighborhood Plan

Catalyst 4 – The Industrial Areas

Some recommendations for the immediate future may include:

- **A review of parking policies in the area;**
- **Increased outreach to the area business
Community;**
- **A City-sponsored revolving loan program
for façade improvement.**





Twinbrook Neighborhood Plan

Catalyst 4 – The Industrial Areas

For the longer term:

**Improve the transitional area
between Twinbrook Station and
the Twinbrook neighborhoods.**

**Retain uses that serve the
community while expanding
allowable uses to enable owners
to maximize on their location.**





Draft Twinbrook Neighborhood Plan

Catalyst 4 – The Twinbrook Industrial Areas

Plan Recommendation:

Develop a Mixed–Use Industrial Zone

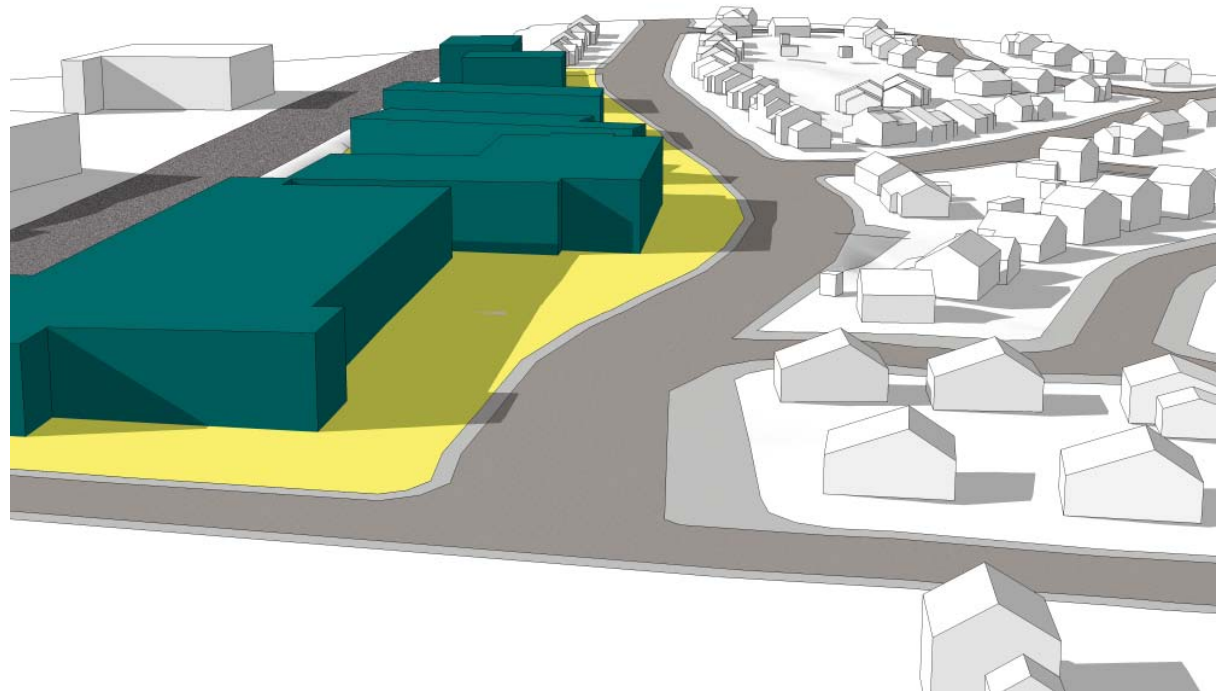
A series of Draft Concepts have been drawn up to show what could be possible in the Lewis Avenue area...



The Lewis Avenue site currently comprises roughly 5.4 acres, and is zoned I-2. The neighborhood plan calls for re-development containing a mix of uses including light industrial, commercial, and residential. The plan seeks to traet this area as a “buffer zone” between the existing residential neighborhood and Twinbrook Commons.

Legend:

- Existing structures to be removed
- Light Industrial/Commercial
- Residential



Lewis Avenue:
Existing

TWINBROOK NEIGHBORHOOD PLAN
IMPLEMENTATION STUDY
ROCKVILLE, MARYLAND 20850



WHEELER GOODMAN MASEK
ONE ANNAPOLIS STREET #100
ANNAPOLIS MARYLAND 21401

V. 410.841.6787
F. 410.841.5523
www.wgm-arch.com

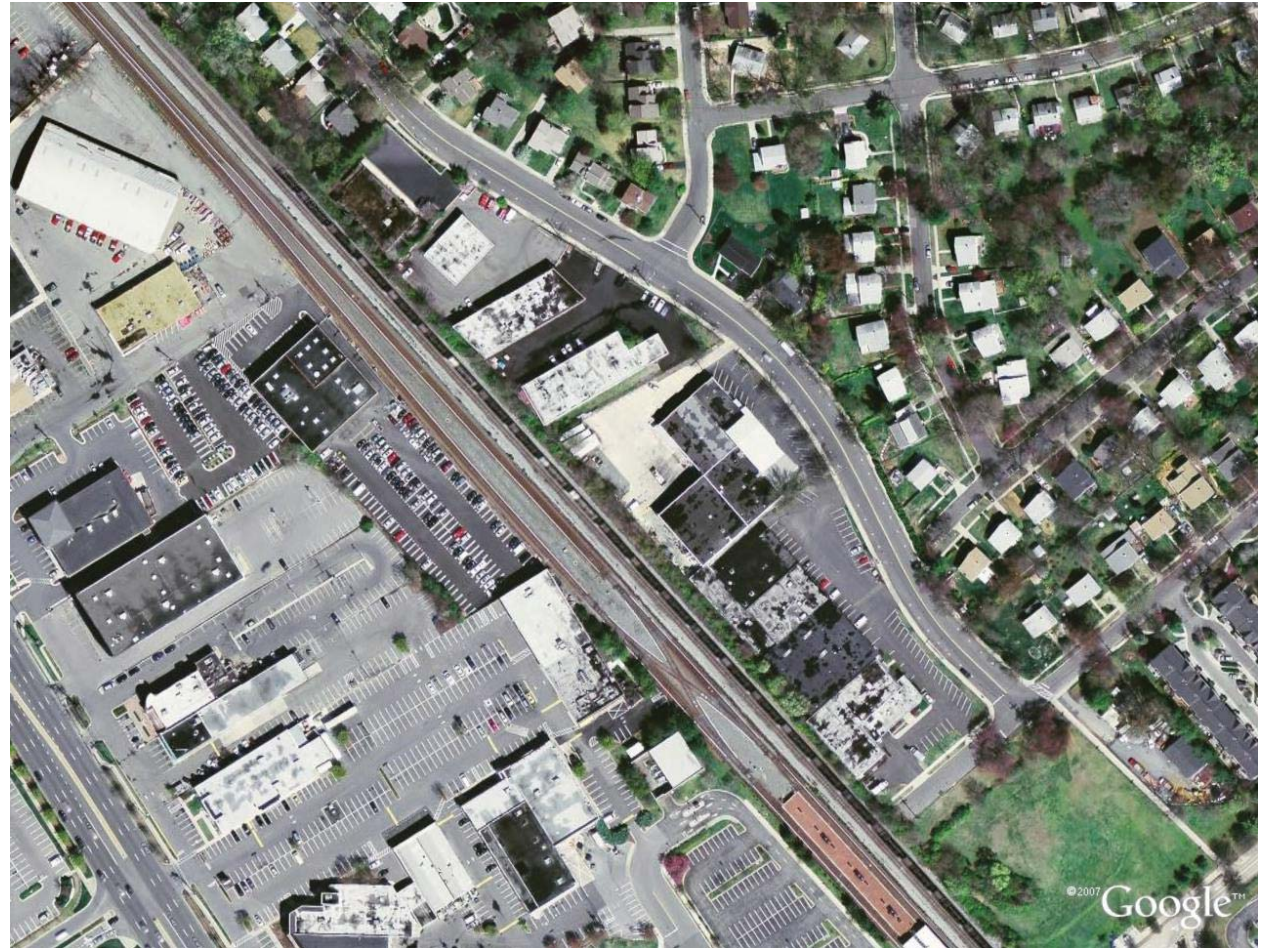


Image Courtesy of Google Earth

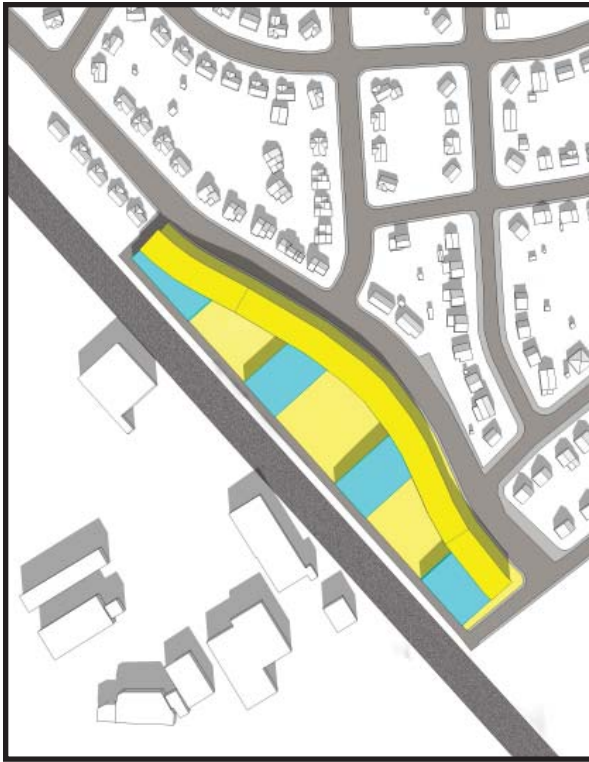
Lewis Avenue:
Existing Photos

TWINBROOK NEIGHBORHOOD PLAN
IMPLEMENTATION STUDY
ROCKVILLE, MARYLAND 20850

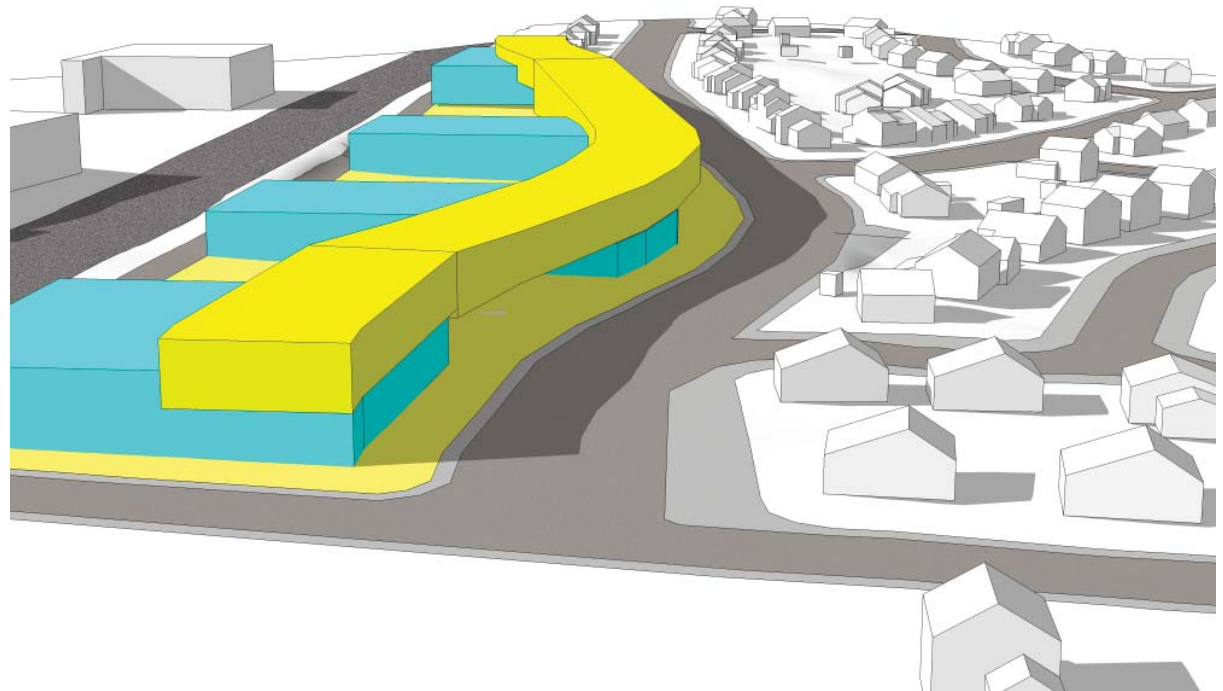


WHEELER GOODMAN MASEK
ONE ANNAPOLIS STREET #100
ANNAPOLIS MARYLAND 21401

V. 410.841.6787
F. 410.841.5523
www.wgm-arch.com



Proposal 1 calls for a consistent residential face along Lewis Avenue, topping ground floor commercial and light industrial development. Four “warehouse” structures extend from this facade to house light industrial development. A new access road flanks the southwest side of the site to allow truck traffic to service the industrial components.



Legend:

- Existing structures to be removed
- Light Industrial/Commercial
- Residential

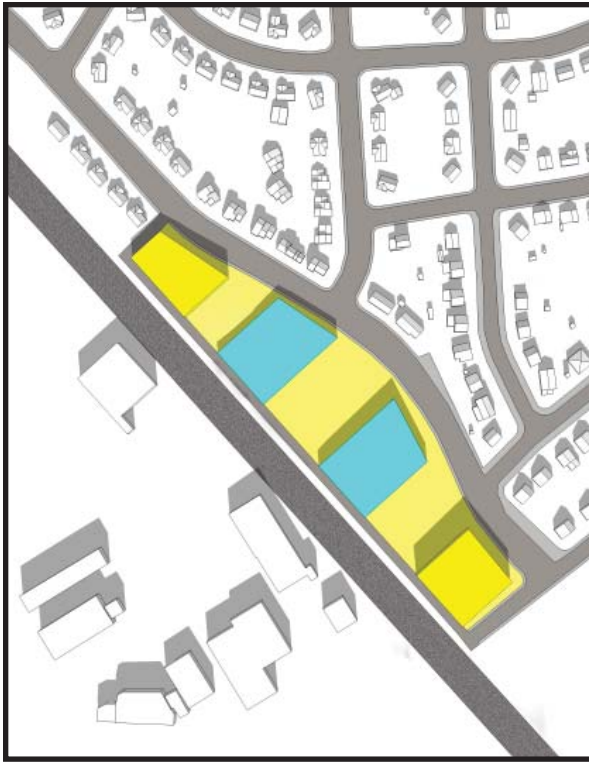
Lewis Avenue: Proposal 1

TWINBROOK NEIGHBORHOOD PLAN
IMPLEMENTATION STUDY
 ROCKVILLE, MARYLAND 20850



WHEELER GOODMAN MASEK
 ONE ANNAPOLIS STREET #100
 ANNAPOLIS MARYLAND 21401

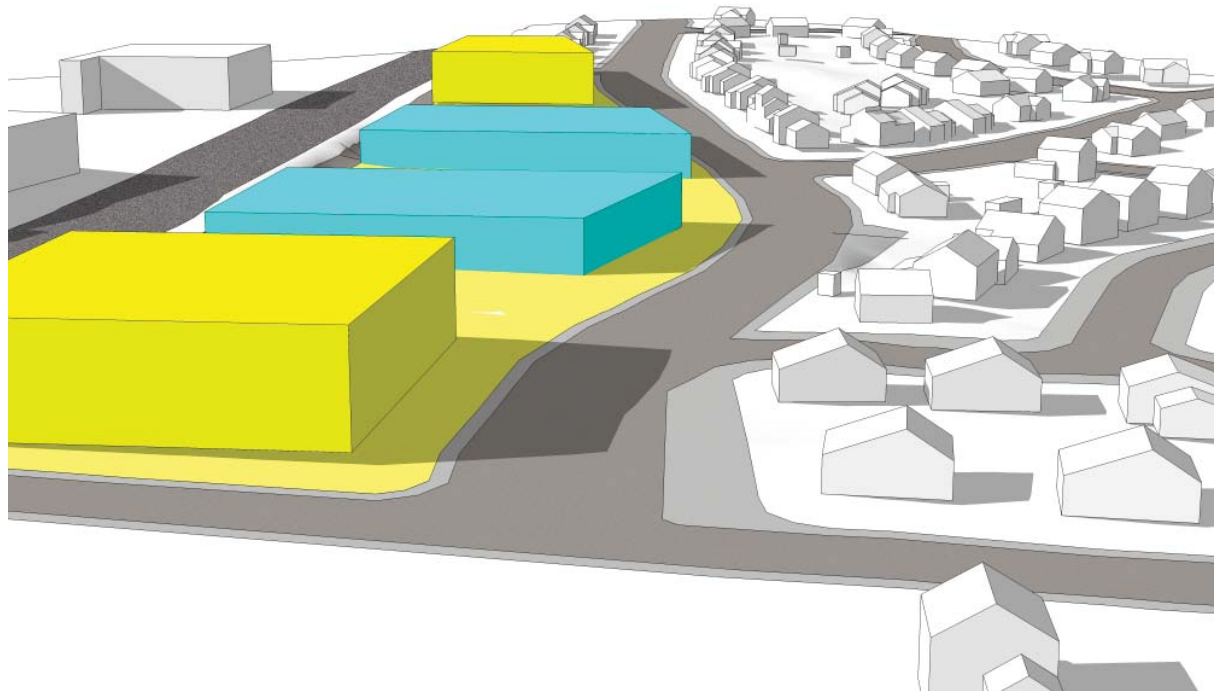
V. 410.841.6787
 F. 410.841.5523
www.wgm-arch.com



Proposal 2 suggests four large “warehouse” structures aligned perpendicular to Lewis Avenue. Building spacing between buildings 2 and 3 would allow for large truck traffic with commercial loading docks, while the spaces between buildings 1 and 2 and buildings 3 and 4 would allow for a combination of minimal surface parking and open green space. Buildings 1 and 4 would contain residential development, while buildings 2 and 3 would be devoted to light industrial and commercial uses. A new access road flanks the southwest side of the site to allow truck traffic to service the industrial components.

Legend:

- Existing structures to be removed
- Light Industrial/Commercial
- Residential



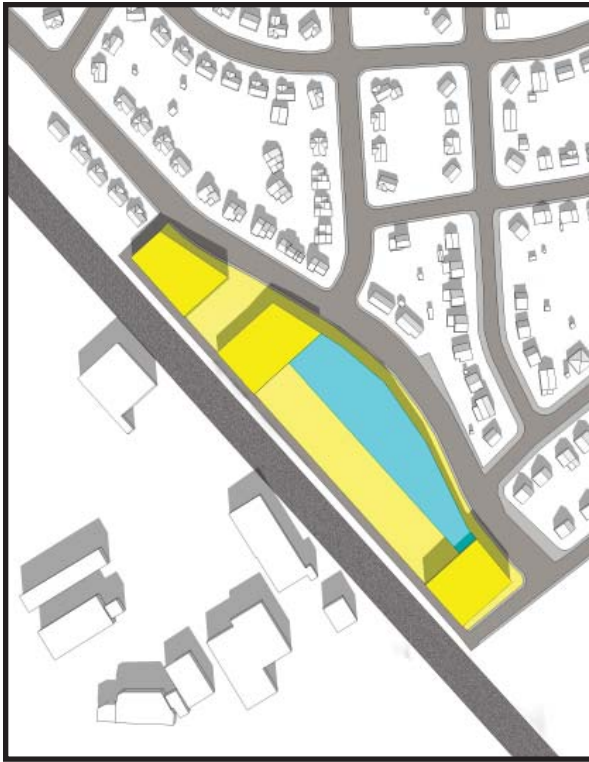
Lewis Avenue: Proposal 2

TWINBROOK NEIGHBORHOOD PLAN
IMPLEMENTATION STUDY
 ROCKVILLE, MARYLAND 20850



WHEELER GOODMAN MASEK
 ONE ANNAPOLIS STREET #100
 ANNAPOLIS MARYLAND 21401

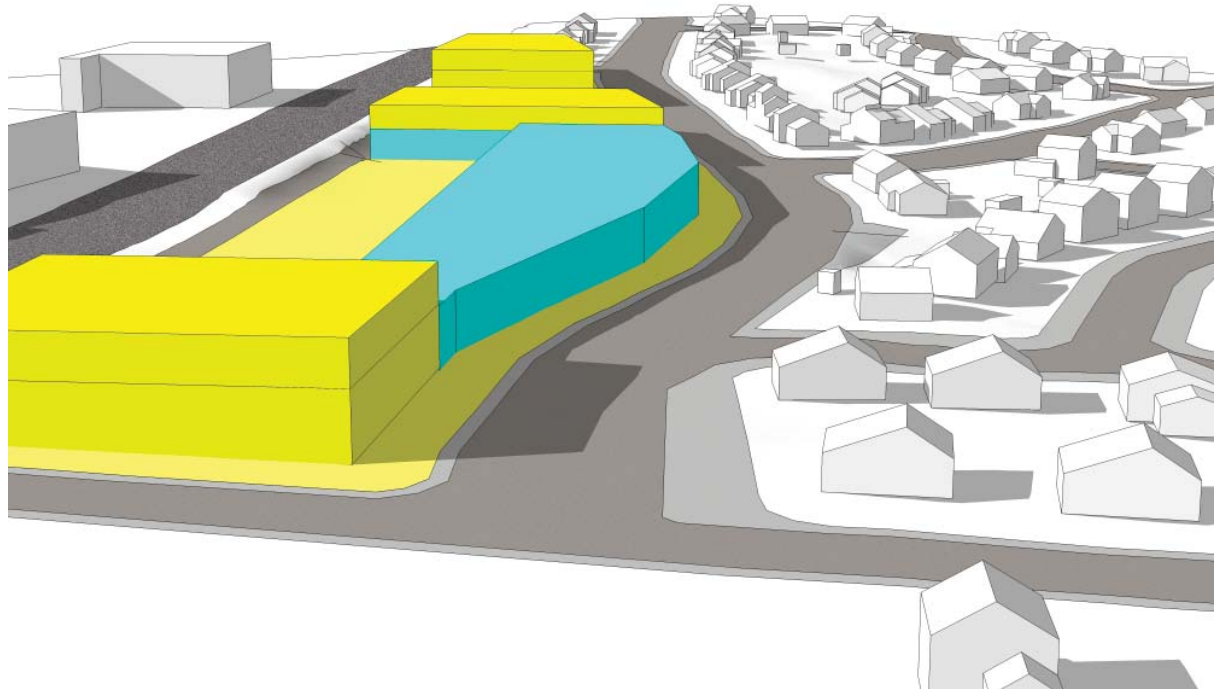
V. 410.841.6787
 F. 410.841.5523
www.wgm-arch.com



Proposal 3 suggests a linear strip of light industrial development parallel to Lewis Avenue, bookended by two residential “warehouses”. In addition, residential upper floors on the northwestern corner of the light industrial building would allow for direct live-work access. A new access road flanks the southwest side of the site to allow truck traffic to service the industrial components, and loading docks are hidden on the western side of the site, facing the train tracks. The industrial portion of the scheme is naturally set down in the existing topography to minimize its aesthetic impact on the surrounding residential neighborhood.

Legend:

- Existing structures to be removed
- Light Industrial/Commercial
- Residential



Lewis Avenue: Proposal 3

TWINBROOK NEIGHBORHOOD PLAN
IMPLEMENTATION STUDY
 ROCKVILLE, MARYLAND 20850



WHEELER GOODMAN MASEK
 ONE ANNAPOLIS STREET #100
 ANNAPOLIS MARYLAND 21401

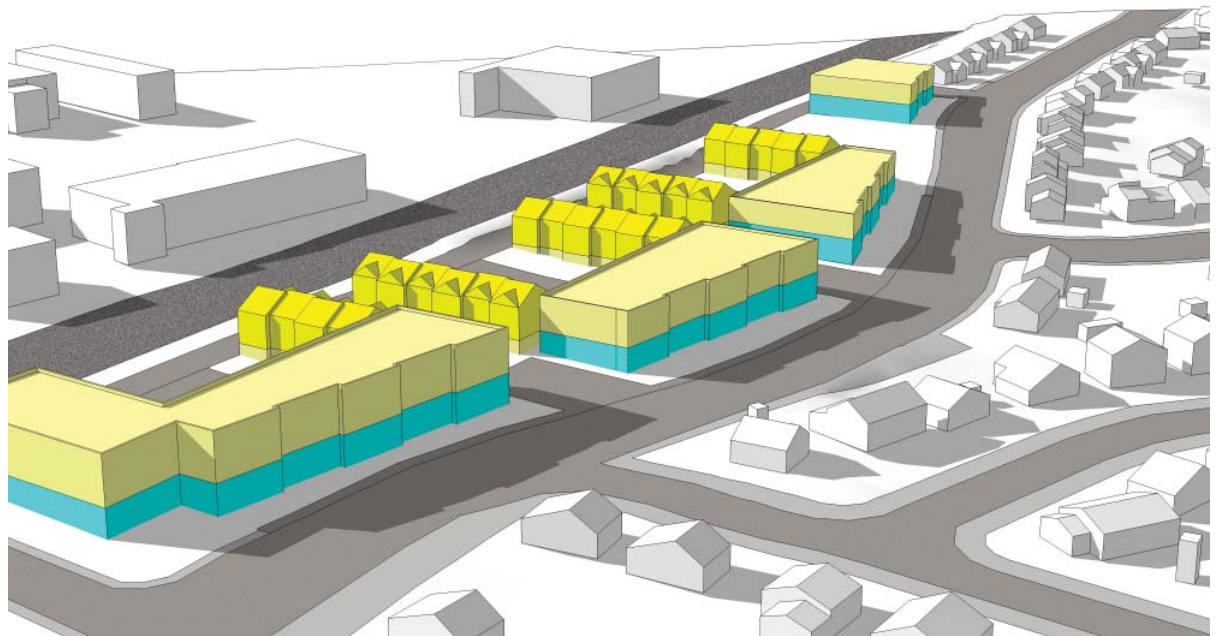
V. 410.841.6787
 F. 410.841.5523
www.wgm-arch.com



The rough final proposal calls for a “mews” scheme, employing both vertical and horizontal division of uses. Three service “courts” are accessed off of a service drive in the rear, and provide both residential parking and truck access to the light industrial components of the project which line the street. Apartments top these light industrial pieces, providing a true live/work environment. Rows of townhouses sit perpendicular to the road, and face each other across pedestrian greens. The overall effect presents an attractive and textured front to the existing residential neighborhood, while providing the service industrial space specified by the neighborhood plan.

Legend:

- Existing structures to be removed
- Light Industrial/Commercial
- Residential - Townhomes
- Residential - Apartments



Lewis Avenue: Rough Final Proposal

TWINBROOK NEIGHBORHOOD PLAN
IMPLEMENTATION STUDY
 ROCKVILLE, MARYLAND 20850



WHEELER GOODMAN MASEK
 ONE ANNAPOLIS STREET #100
 ANNAPOLIS MARYLAND 21401

V. 410.841.6787
 F. 410.841.5523
www.wgm-arch.com



The Lewis Avenue site currently comprises roughly 5.4 acres, and is zoned I-2. The neighborhood plan calls for re-development containing a mix of uses including light industrial, commercial, and residential. The plan seeks to treat this area as a "buffer zone" between the existing residential neighborhood and the Twinbrook Station development.

Legend:

- Existing structures to be removed
- Service Industrial
- Commercial: Office
- Residential - Apartment



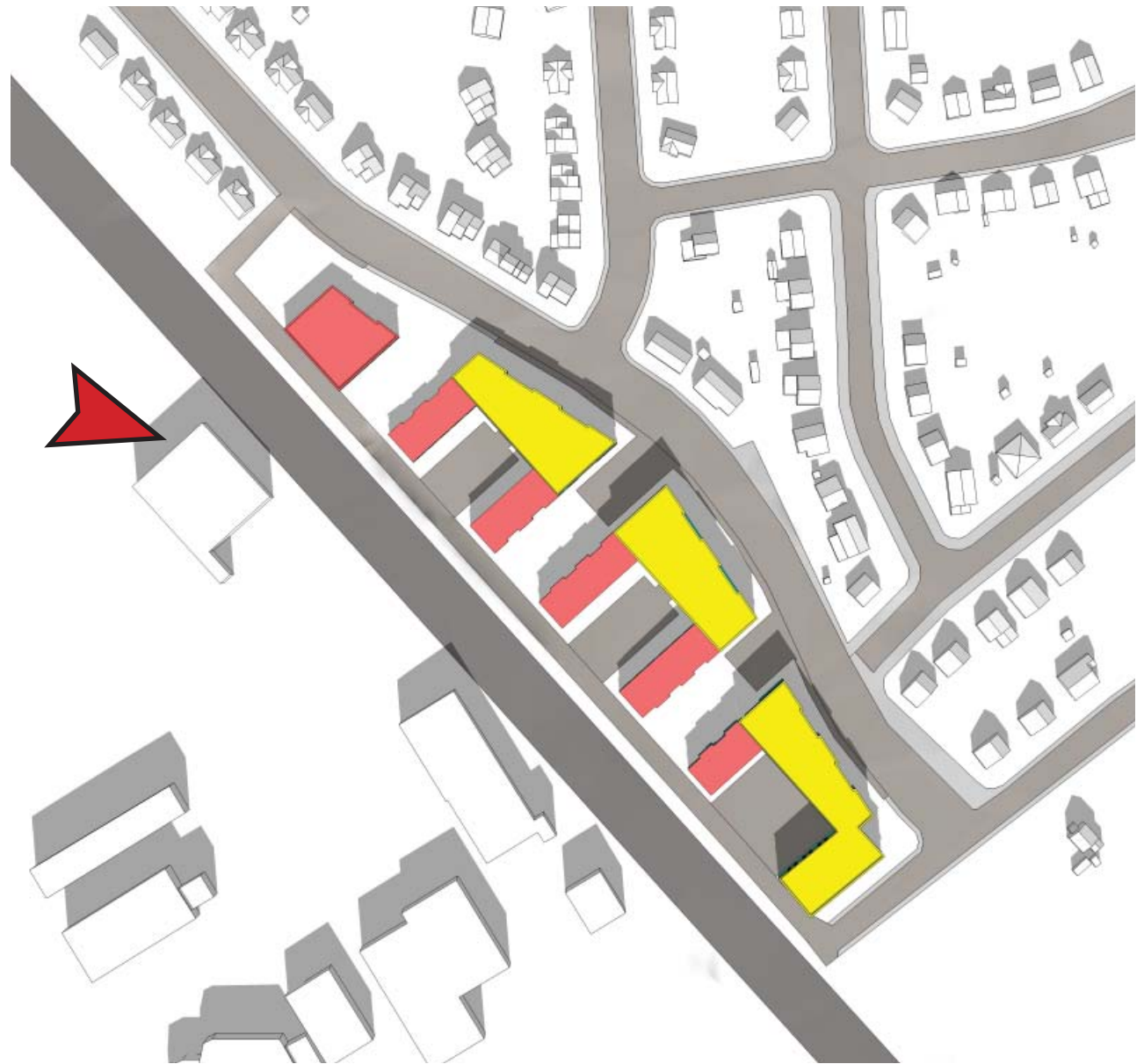
Lewis Avenue: Final Proposal

TWINBROOK NEIGHBORHOOD PLAN
IMPLEMENTATION STUDY
 ROCKVILLE, MARYLAND 20850



WHEELER GOODMAN MASEK
 ONE ANNAPOLIS STREET #100
 ANNAPOLIS MARYLAND 21401

V. 410.841.6787
 F. 410.841.5523
www.wgm-arch.com



Lewis Avenue:
Industrial "Mews"

TWINBROOK NEIGHBORHOOD PLAN
IMPLEMENTATION STUDY
ROCKVILLE, MARYLAND 20850



WHEELER GOODMAN MASEK
ONE ANNAPOLIS STREET #100
ANNAPOLIS MARYLAND 21401

V. 410.841.6787
F. 410.841.5523
www.wgm-arch.com

This proposal for Catalyst 4 calls for a “mews” scheme, employing both vertical and horizontal division of uses. The main building components of the scheme are organized in a series of “U” shapes, which form a number of open courts on the site. The “service” courts are accessed off of a service drive in the rear, and provide both parking and truck access to the light industrial components of the project which line the street. These spaces are hidden from the main street by the buildings themselves, providing the utilitarian space needed to support light industrial development without sacrificing the residential aesthetic of the surrounding neighborhood.



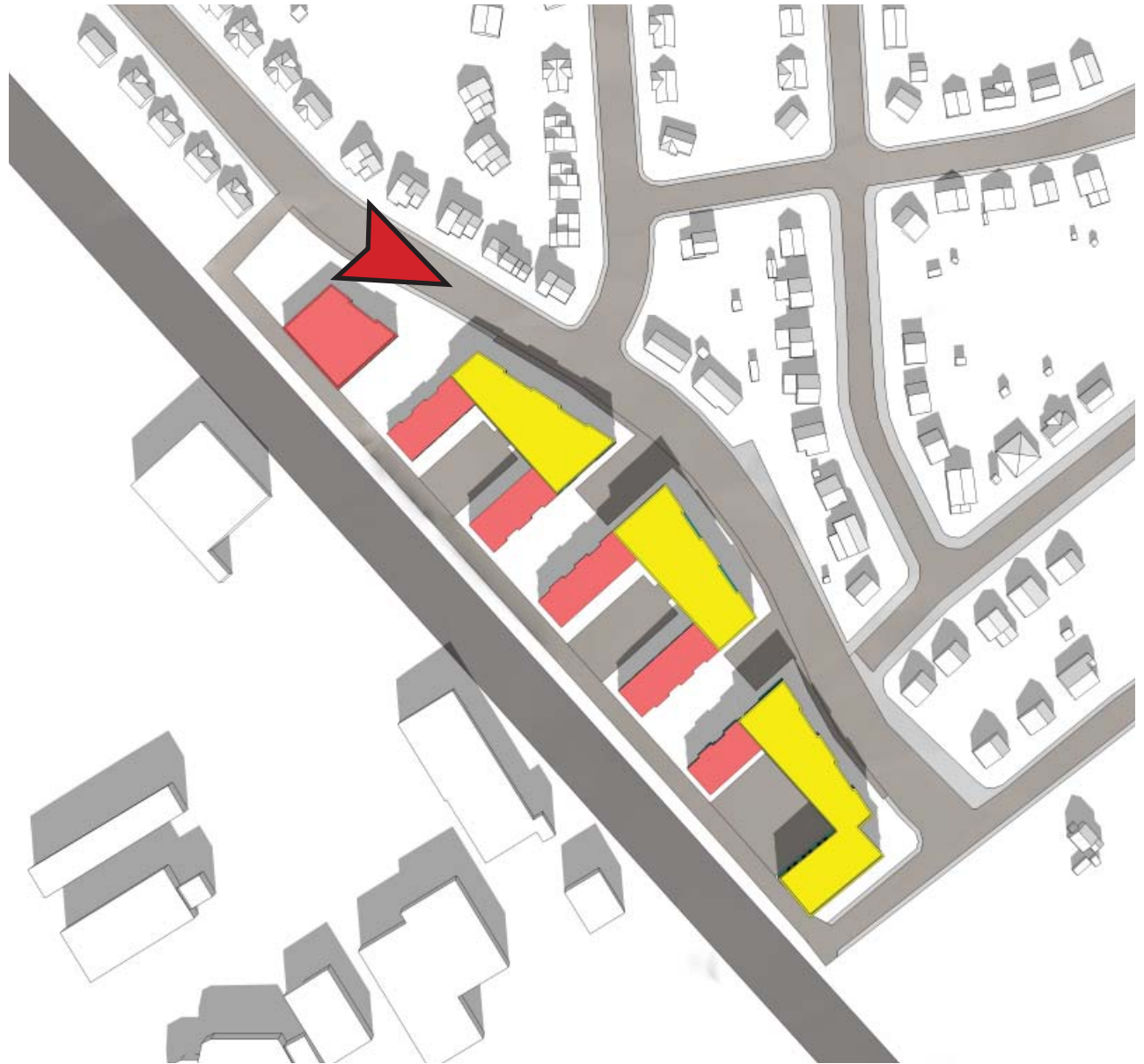
Lewis Avenue:
Industrial “Mews”

TWINBROOK NEIGHBORHOOD PLAN
IMPLEMENTATION STUDY
ROCKVILLE, MARYLAND 20850



WHEELER GOODMAN MASEK
ONE ANNAPOLIS STREET #100
ANNAPOLIS MARYLAND 21401

V. 410.841.6787
F. 410.841.5523
www.wgm-arch.com



Lewis Avenue:
Live/Work

TWINBROOK NEIGHBORHOOD PLAN
IMPLEMENTATION STUDY
ROCKVILLE, MARYLAND 20850



WHEELER GOODMAN MASEK
ONE ANNAPOLIS STREET #100
ANNAPOLIS MARYLAND 21401

V. 410.841.6787
F. 410.841.5523
www.wgm-arch.com

Open green courts fill the space between buildings, and provide attractive frontage for the light industrial units. Apartments top these light industrial pieces on Lewis Avenue, providing a true live/work environment. Potential commercial development is contained perpendicular to Lewis, again above the industrial development below. A final two-story piece sits on the northern side of the site, and eases the transition into the surrounding neighborhood. To support the residents and customer traffic, surface and on-street parking is located at the front of the site between the buildings. Overall, the scheme presents an attractive and textured front to the existing residential neighborhood, while providing the service industrial space specified by the neighborhood plan.



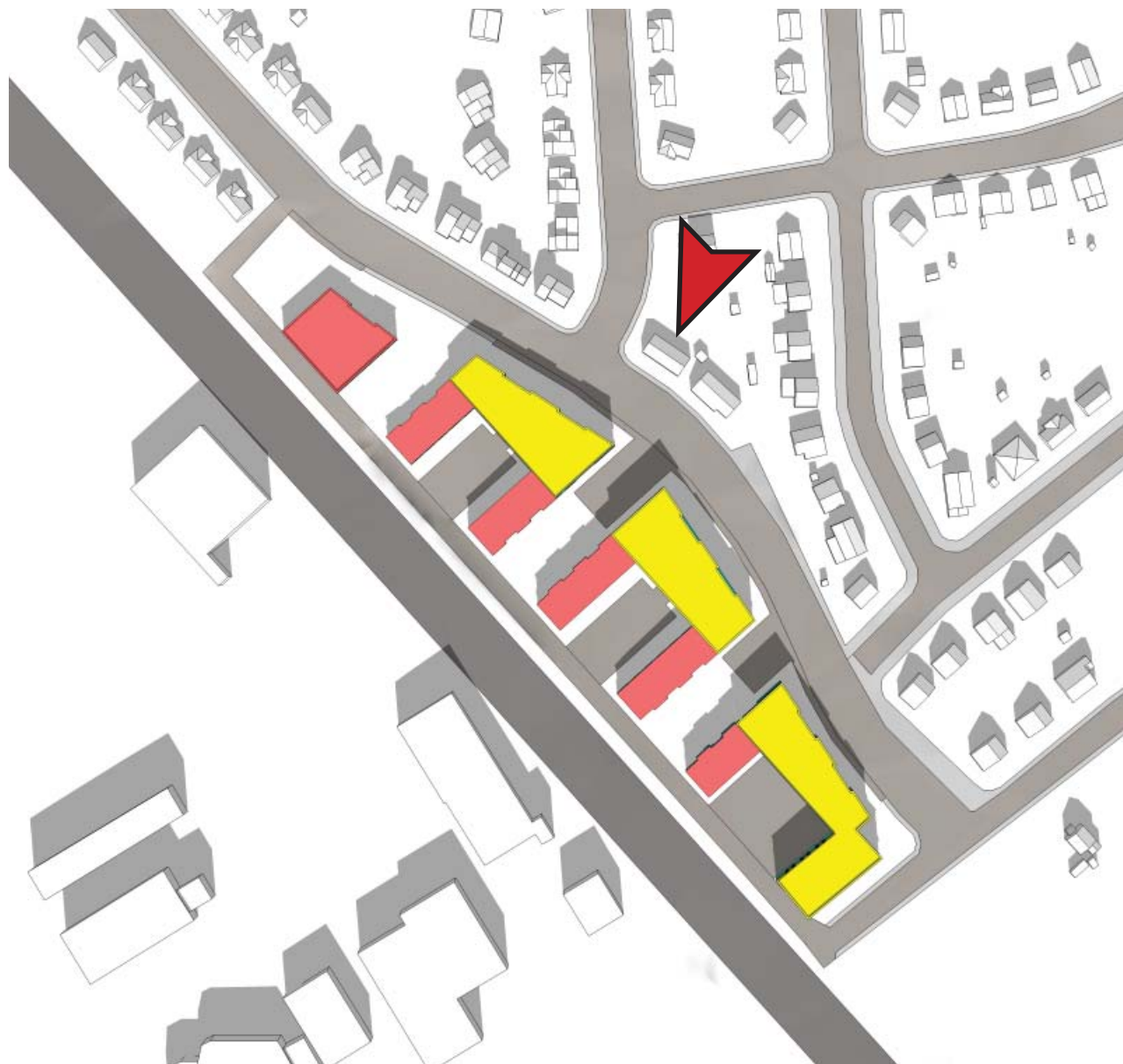
Lewis Avenue:
Live/Work

TWINBROOK NEIGHBORHOOD PLAN
IMPLEMENTATION STUDY
ROCKVILLE, MARYLAND 20850



WHEELER GOODMAN MASEK
ONE ANNAPOLIS STREET #100
ANNAPOLIS MARYLAND 21401

V. 410.841.6787
F. 410.841.5523
www.wgm-arch.com



Lewis Avenue:
Interior Court

TWINBROOK NEIGHBORHOOD PLAN
IMPLEMENTATION STUDY
ROCKVILLE, MARYLAND 20850



WHEELER GOODMAN MASEK
ONE ANNAPOLIS STREET #100
ANNAPOLIS MARYLAND 21401

V. 410.841.6787
F. 410.841.5523
www.wgm-arch.com



Lewis Avenue:
Interior Court

TWINBROOK NEIGHBORHOOD PLAN
IMPLEMENTATION STUDY
 ROCKVILLE, MARYLAND 20850



WHEELER GOODMAN MASEK
 ONE ANNAPOLIS STREET #100
 ANNAPOLIS MARYLAND 21401

V. 410.841.6787
 F. 410.841.5523
www.wgm-arch.com

Total Square Footage:
206,500 SF

Site:
5.4 acres
235,000 SF

Floor-Area Ratio:
0.88



Lewis Avenue:
Use Distribution

TWINBROOK NEIGHBORHOOD PLAN
IMPLEMENTATION STUDY
ROCKVILLE, MARYLAND 20850



WHEELER GOODMAN MASEK
ONE ANNAPOLIS STREET #100
ANNAPOLIS MARYLAND 21401

V. 410.841.6787
F. 410.841.5523
www.wgm-arch.com

Service Industrial Square Footage:
80,000 SF

Percentage of
Total Development:
38.7%



Lewis Avenue:
Industrial

TWINBROOK NEIGHBORHOOD PLAN
IMPLEMENTATION STUDY
ROCKVILLE, MARYLAND 20850

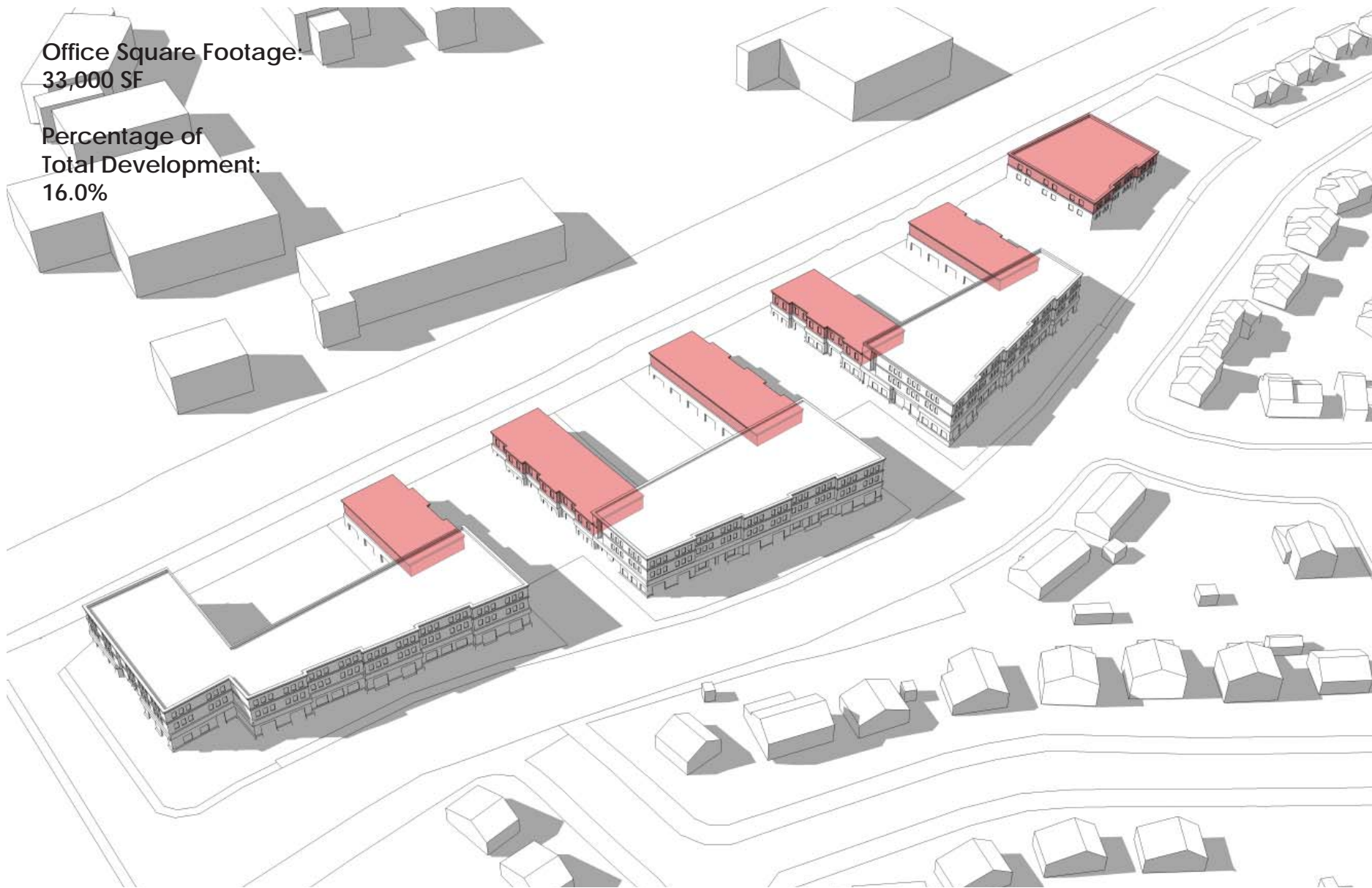


WHEELER GOODMAN MASEK
ONE ANNAPOLIS STREET #100
ANNAPOLIS MARYLAND 21401

V. 410.841.6787
F. 410.841.5523
www.wgm-arch.com

Office Square Footage:
33,000 SF

Percentage of
Total Development:
16.0%



Lewis Avenue:
Office

TWINBROOK NEIGHBORHOOD PLAN
IMPLEMENTATION STUDY
ROCKVILLE, MARYLAND 20850



WHEELER GOODMAN MASEK
ONE ANNAPOLIS STREET #100
ANNAPOLIS MARYLAND 21401

V. 410.841.6787
F. 410.841.5523
www.wgm-arch.com

Residential Square Footage-
Apartments:
93,500 SF (50 dwelling units)

Percentage of
Total Development:
45.3%



Lewis Avenue:
Residential - Apartments

TWINBROOK NEIGHBORHOOD PLAN
IMPLEMENTATION STUDY
ROCKVILLE, MARYLAND 20850



WHEELER GOODMAN MASEK
ONE ANNAPOLIS STREET #100
ANNAPOLIS MARYLAND 21401

V. 410.841.6787
F. 410.841.5523
www.wgm-arch.com

PARKING CALCULATIONS:

Industrial: 80,000 SF / 1000 = 80 spaces
Office: 33,000 SF / 300 = 110 spaces
Residential: 50 d.u. * 1.5 = 75 spaces

Using RORZOR Ordinance Draft 6 25.16.02.e.2, Reduction for Shared Uses, the highest load appears at "Weekday Daytime." According to this calculation, 100% of Office/Industrial and 60% of Residential uses must be accounted for, yielding a max load of 235 vehicles.

The site contains a number of different surface parking areas, split between the front "public" face and the back service side. The service courts can accommodate roughly 130 vehicles, plus an additional 40 parallel parked along the service road. These areas would serve the light industrial and commercial employees, and deliveries to these areas. The front lots accessed off of Lewis Avenue can accommodate roughly 50 vehicles, and an additional 35 parallel parking spaces are available on the main road. In all, the site can house approximately 250 vehicles at max capacity.



Lewis Avenue:
Parking

TWINBROOK NEIGHBORHOOD PLAN
IMPLEMENTATION STUDY
ROCKVILLE, MARYLAND 20850



WHEELER GOODMAN MASEK
ONE ANNAPOLIS STREET #100
ANNAPOLIS MARYLAND 21401

V. 410.841.6787
F. 410.841.5523
www.wgm-arch.com



Lewis Avenue:
Catalyst 4

TWINBROOK NEIGHBORHOOD PLAN
IMPLEMENTATION STUDY
ROCKVILLE, MARYLAND 20850



WHEELER GOODMAN MASEK
ONE ANNAPOLIS STREET #100
ANNAPOLIS MARYLAND 21401

V. 410.841.6787
F. 410.841.5523
www.wgm-arch.com